

067.0

0006

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,117,500 / 1,117,500
USE VALUE: 1,117,500 / 1,117,500
ASSESSED: 1,117,500 / 1,117,500
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARLINGTON 97 SUMMER ST LLC

Owner 2:

Owner 3:

Street 1: 130 CONCORD RD

Street 2:

Twn/City: WESTON

St/Prov: MA Cntry Own Occ: N

Postal: 02493 Type:

PREVIOUS OWNER

Owner 1: HEATTER JUSTIN W/ TRUSTEE -

Owner 2: JAMES A TIERNEY IRREVOCABLE TR -

Street 1: PO BOX 308

Twn/City: HOMOSASSA

St/Prov: FL Cntry

Postal: 34487

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1950, having primarily Brick Veneer Exterior and 4686 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 32 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6076		Sq. Ft.	Site		0	70.	0.89	11			Med. Tr	-10					379,435						379,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	6076.000	738,100		379,400	1,117,500		43143
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,117,500 / 1,117,500**USER DEFINED**

Prior Id # 1: 43143
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/30/21 02:42:56
LAST REV Date Time
11/22/21 10:46:17
apro
5755
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Sign: VERIFICATION OF VISIT NOT DATA _____

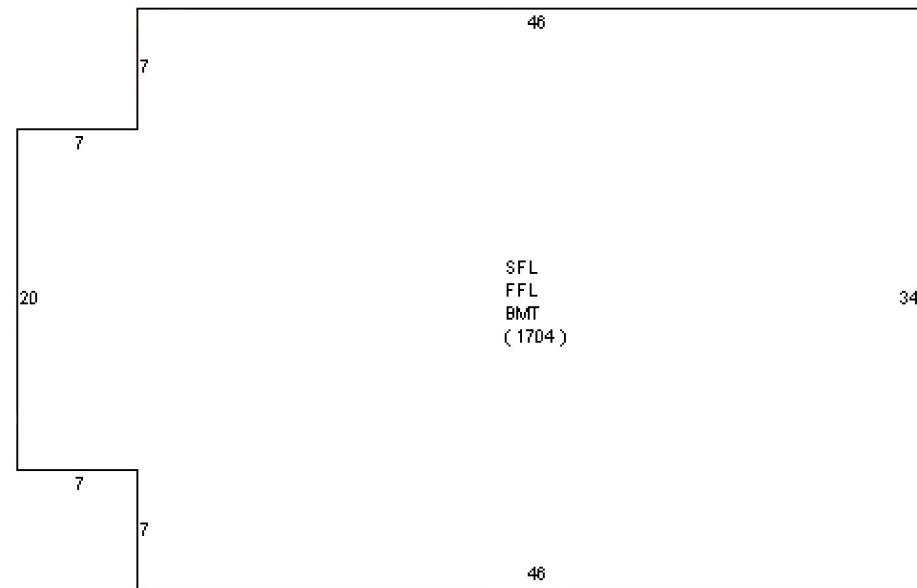
EXTERIOR INFORMATION

Type:	20 - Apts 4-8	
Sty Ht:	2 - 2 Story	
(Liv) Units:	5	Total: 5
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	5	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STND
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	140.00
Size Adj.:	0.95809853
Const Adj.:	1.04446125
Adj \$ / SQ:	140.098
Other Features:	235000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	906791
Depreciation:	168663
Deprecated Total:	738128

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	154.11
Special Features:	0		Val/Su Net:	144.39
Final Total:	738100		Val/Su SzAd:	216.58

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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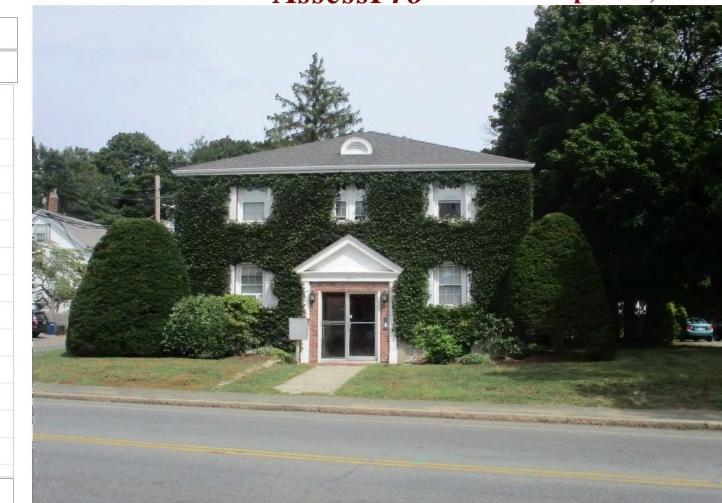
PARCEL ID 067-0-0006-0002.0

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**